

ATTACHED PLEASE FIND THE APPLICATION YOU REQUESTED.

1. All applications are submitted by previous appointment. Please call 786- 220-7891 for an appointment to submit your application and documents.
Las aplicaciones se entregan con previa cita. Favor de llamar al 786-220-7891 para una cita para entregar su aplicación y documentos.
2. The owner/applicant(s) must sign pages 7, 8 and 11 of the application.
Propietario y aplicantes deben firmar las páginas 7, 8 y 11 de la aplicación.
3. The police clearance letters must be the originals.
Las cartas de la policía tienen que ser las originales.
4. Only two decals will be received. (Two vehicles only).
Se entregará dos decals o calcomanía, (solo dos vehículos).
5. Copy of vehicle registration(s) and insurance card(s) are required.
Copia de la registración de los vehículos y tarjeta de seguro son requeridas).
6. Please allow 20 business day to process your application.
El procesar la aplicación require de 20 días laborales.

LEASE / RESIDENT APPLICATION

Date: _____

Name of Applicant(s) individual(s) who will sign contract

Address of the Property

PLEASE READ CAREFULLY

Infinity Management Group & Assoc. LLC., is the Management Company for the "Association" where you are applying for residency. All information with regards to sales, transfers and leases of a unit is processed once the completed application and all necessary documentation is received. **The outcome of the screening is reported to the Board of Directors of the Association who will conduct interviews and is solely responsible for the final approval or denial. THIS IS TO INFORM YOU OF THE PROCEDURE FOR PROCESSING APPLICATIONS FOR LEASE SO THAT YOU CAN PLAN ACCORDINGLY.**

We strive to provide accurate and timely screening information to your association, and your cooperation in submitting complete information is imperative to the timeliness of this process. **This application will be not process unless the following items are attached.** Applications cannot be "RUSHED" due to the necessary steps required to process each application

**◀ OCCUPANCY IS LIMITED TO THOSE NAMES THAT APPEAR ON THE APPLICATION ▶
◀ OCCUPANCY PRIOR TO FINAL APPROVAL IS PROHIBITED
IMCOMPLETE APPLICATIONS ARE NOT ACCEPTABLE**

The following items must be attached for the application to be processed:

- a. Cashier's Check or Money Order payable to: **INFINITI MANAGEMENT GROUP & ASSOC. LLC., in the amount of: \$225.00 up to 2 persons (married couple) and additional \$50** per person screening fee for occupants over 18 years old. **(No personal checks are accepted, Non- refundable) A \$45.00 notary fee/processing fee applies. SECURITY DEPOSIT (ONLY LEASE APPLICATION) \$800.00** for the Common Areas, Payable to: Leeward at Islands of Doral said monies will be deposited in a separate nonbearing escrow account and will be returned to the Lease at the end of the Term on the Lease Agreement provided, if that Lease has not caused any damage to the common areas. If Lessee is responsible for any damage to the common areas, the cost of any repairs will be deducted from the Security Deposit.
- b. Completed Application and Association's R&R and/ or Addendums.
- c. Copy of Driver's License or other valid photo Id / **Foreigners** (Passport with visa) – **for anyone 18+ years.** (Please provide each photo ID on a different sheet of paper) Clear pictures are required.
- d. Copy of Vehicle Registration for each vehicle, up to the limit allowed in the Community's Rules & Regulations/copy of car insurance card.
- e. Employment Letter and copies of the latest stub Payments **OR** in the event that the person is Self Employed or owns a Business; please provide proper Documentation of Business. / **Foreigners** must bring of a Legal Documents of your country/copy of business bank account statement for last 2 months.
- f. Current Reference Letter from previous Landlord or explanatory letter from applicant.
- g. Three (3) Letters of Recommendation from **Non-family members** living in United States listed on **pg. 4** of this application.
- h. Copy of Purchase Contract.
- i. Sign all Rules and Regulation & Addendum attached to this application.
- j. If any of these requirements is NOT APPLICABLE, please write N/A on the space and make an explanation letter to the BOD.
- k. Criminal Record (**police record**) **Original Police Letter.**

APPLICATION PROCESS WILL NOT BE COMPLETED UNTIL ALL ASSESSMENTS ARE CURRENT

I agree with the above _____

Applicant

Co-Applicant

PLEASE ALLOW 20 BUSINESS DAYS TO PROCESS YOUR APPLICATION. _____ RUSH ADD \$100.00 (Initial)

LEASE/RESIDENT APPLICATION

Date: _____

Lease term from: _____ To: _____

Owner's Name: _____ Unit Number: _____

Owner's Home Address (NOT of unit to be leased): _____

City: _____ State: _____ Zip Code: _____

Owner's Phone #: _____ Owner's Office Phone #: _____

Lessee/ Resident(s) INFORMATION

NAME(s) of Proposed Lessee(s) / Resident (s), as will appear on the Lease - same as applicant(s):

1. _____ 2. _____

Total No. of Persons to occupy unit: _____

NAME, AGE & RELATIONSHIP of ALL proposed occupants of the unit:

NAME	DATE OF BIRTH	RELATIONSHIP (Spouse, Children or Parents)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

- In making the foregoing application, I represent to the Board of Directors that the purpose of the purchase of this unit is for:
 PERMANENT SEASONAL OTHER
 RESIDENCE RESIDENCE RENTAL (EXPLAIN) _____
- I hereby agree for myself and on behalf of all persons who may use the unit that I seek to purchase that we will abide by all the restrictions contained in the By-laws, Rules and Regulations, Association Documents and restrictions which are or may in the future be imposed by the Board of Directors of **LEEWARD AT ISLANDS OF DORAL**, hereinafter referred to as "the Association".
- I understand that I will be present when guests, relatives or children who are not residents occupy the unit.
- I **Have** _____ **Have Not** _____ received a copy of all the Association's Documents and Rules and Regulations from the current owner.
- I understand that the acceptance for purchase of a unit is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. **Occupancy prior to final approval is prohibited.**
- I understand that the Board of Directors of the Association may cause an investigation of my background to be conducted as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors or Infiniti Management Group & Assoc. LLC., as Agent, to make such investigation and agree that the information contained in this application may be used in such investigation. The Board of Directors and Officers of the Association or Infiniti Management Group & Assoc. LLC, as Agent, shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board.

In making the foregoing application, I am aware that the decision of the Board of Directors will be final and that no reason will be given for any action taken by the Board, I agree to be governed by the determination of the Board.

 Signature of Applicant

 Signature of Co- Applicant

APPLICANT(S) INFORMATION

Applicant Name: _____

As will appear on Contract (Last) (First) (Middle)

Social Security No _____ Cell # _____ Email # _____ D/Birth _____

Co-Applicant Name: _____

As will appear on Contract (Last) (First) (Middle)

Social Security No _____ Cell # _____ Email _____ D/Birth _____

If Co-Applicant is NOT Spouse, specify relationship: _____

Present Address (NOT the unit to be Lease): _____
 (Street)

 (City) (State) (Zip Code) (Home Phone)

Present (or Previous) Landlord/Mortgage Company (NOT for the unit to be Purchase):

Name: _____ Phone No: _____

In Case of Emergency, notify: _____ Phone No: _____

Vehicle 1, make, yr. and color: _____ Tag No: _____

Vehicle 2, make, yr. and color: _____ Tag No: _____

Vehicle 3, make, yr. and color: _____ Tag No: _____

EMPLOYMENT INFORMATION:

 (Applicant's Employer) (Employer's Address)

 (Position) (Date Employed) (Employer's Phone No) (Verifiable Salary per Year)

 (Co-Applicant's Employer) (Employer's Address)

 (Position) (Date Employed) (Employer's Phone No) (Verifiable Salary per Year)

NAME, ADDRESS & PHONE NO. OF RELATIVE NOT LIVING WITH YOU: _____

HAVE YOU OR ANY PROPOSED OCCUPANT IN THIS APPLICATION EVER BEEN CONVICTED? _____ YES _____ NO

IF YES, PLEASE EXPLAIN: _____

BANK REFERENCE: _____ (Bank Name) _____ (Location)

_____ (Type of Acct, checking, savings, other) _____ (Account No.) _____ (Phone No.) _____ (Date Opened)

PET (Please Provide a Proof of Vaccinations and Picture of your dogs with this application)

Name: _____ Description: _____
 (Breed, Color, Weight)

CHARACTER REFERENCES (OTHER THAN RELATIVES) – 3 Reference Letters Required

1. _____ (Name) _____ (Home Phone No) _____ (Work Phone No)

2. _____ (Name) _____ (Home Phone No) _____ (Work Phone No)

3. _____ (Name) _____ (Home Phone No) _____ (Work Phone No)

Authorization is hereby granted to **Leeward at Islands of Doral**, the Association, and Infiniti Management Group & Assoc. LLC, as Agent, to investigate all information supplied on this application. A full disclosure of pertinent facts and findings may be made to the Association or Infiniti Management Group & Assoc. LLC, as Agent, who are also authorized to obtain a credit rating through a credit reporting agency.

 Signature of Applicant Signature of Co- Applicant

 Date Date

**AUTHORIZATION FOR RELEASE OF BANKING, RESIDENCE,
 EMPLOYMENT, CREDIT AND POLICE INFORMATION**

I/We _____ hereby authorize the release of information to the Credit Reporting Agency and their Attorneys or Representatives, and to Infiniti Management Group & Assoc. LLC., as Agent **concerning my Banking, Credit, Residence, Employment and Police Records** in reference to the application for housing with **Leeward at Islands of Doral**.

I/We _____ understand that this information is to be used as part of an investigative consumer report/and or credit report. Furthermore, I/We hereby waive any privileges I/We may have with respect to the disclosure of said information to the aforementioned parties.

I/We are also authorizing the Management Company to furnish the Landlord with a Copy of the Credit and Police Reports.

(In compliance with the FAIR CREDIT REPORTING ACT, this notice is to inform you that the processing of this application includes but is not limited to making inquiries deemed necessary to verify the accuracy of the information herein, including procuring consumer reports from consumer reporting agencies, obtaining credit information from other credit institutions and criminal background checks from appropriate law enforcement agencies. You have the right to make a written request within a reasonable period of time to receive additional information about the nature of this investigation. The undersigned agrees that this application will remain the property of the apartment complex, landlord, Association or realtor regardless of whether application is approved or not.)

Signature of Applicant	Print Name	Date
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Signature of Co- Applicant	Print Name	Date
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Other Proposed Adult (18+ years) Residents:

Signature	Print Name	Date
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Signature	Print Name	Date
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Signature	Print Name	Date
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Signature	Print Name	Date
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Disclosure

Leeward at Islands of Doral Association is governed by Association Documents comprising of Declaration of Condominium, Articles of Incorporation, Bylaws, and Rules & Regulation including Parking Policy. The Rules & Regulation may be amended by the Board of Directors from time to time to meet Community needs. The Rules and Regulations including Parking Policy will be strictly enforced.

All Community residents must adhere to the entire Declaration of Condominium and the following additional restrictions:

1- Each unit is entitled to two **(2)** parking decals which must be affix to the vehicle as per instructions from the association office personnel located at the Community Club House.

2- Residents vehicles with proper decal should be park at the unit assigned parking space and the 2nd vehicle at the space designated reserved throughout the community. Unauthorized vehicles parked on designated and reserve parking space will be towed away without warning at owner's expense.

3- Leeward at Islands of Doral is not a rental Community. Therefore, we urge all residents to become familiar with the Association Documents and adhere to all the restrictions listed in those Documents.

4- It is the Board of Directors duty to enforce the Declaration of Condominium, Rules and Regulation and policies.

Initials _____

5- The Association may Levy reasonable fines against a unit for the failure of the owner of the unit, or its occupant or invitee to comply with any provision of the Declaration, Bylaws or Rules of the Association.

The undersigned acknowledge receipt of this notice and will adhere to its contents.

Signature

Signature

Print: _____

Print: _____

Seller / Lessor

Purchaser / Lessee

Signature

Signature

Print: _____

Print: _____

Seller / Lessor

Purchaser / Lessee

Date: _____

Date: _____